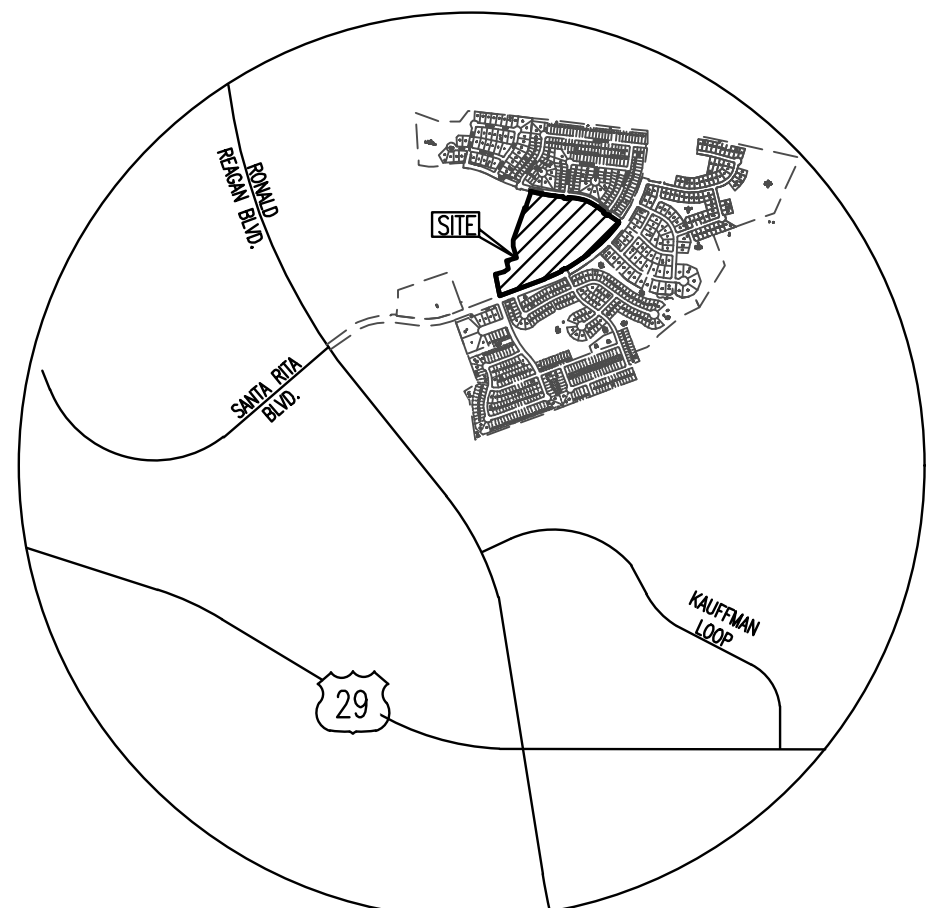
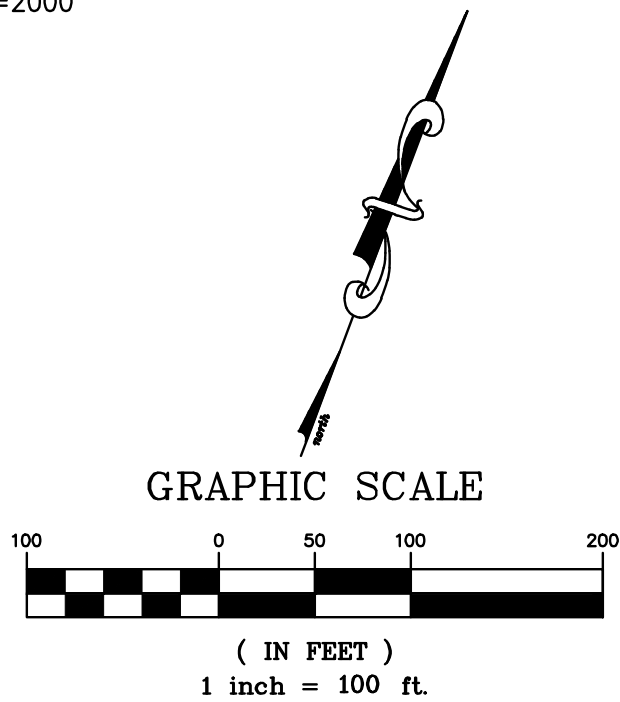


SANTA RITA RANCH PHASE 5, SECTION 3D
FINAL PLAT



VICINITY MAP
APPROX. SCALE:
1"=2000'



LEGEND

- 1/2" IRON ROD FOUND WITH "CBD SETSTONE" CAP
- 1/2" CAPPED IRON ROD SET WITH "CBD SETSTONE" CAP
- B.L. BUILDING SETBACK LINE
- L.S.E. LANDSCAPE EASEMENT
- O.S. OPEN SPACE
- P.U.E. PUBLIC UTILITY EASEMENT
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
- 1 LOT NUMBER
- Ⓐ BLOCK DESIGNATION

DATE: MAY 30, 2023

OWNER:
SANTA RITA KC, LLC
1700 CROSS CREEK LANE, STE. 100
LIBERTY HILL, TX 78642

DEVELOPER:
SANTA RITA KC, LLC
1700 CROSS CREEK LANE, STE. 100
LIBERTY HILL, TX 78642

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
(512) 280-5160 PHONE

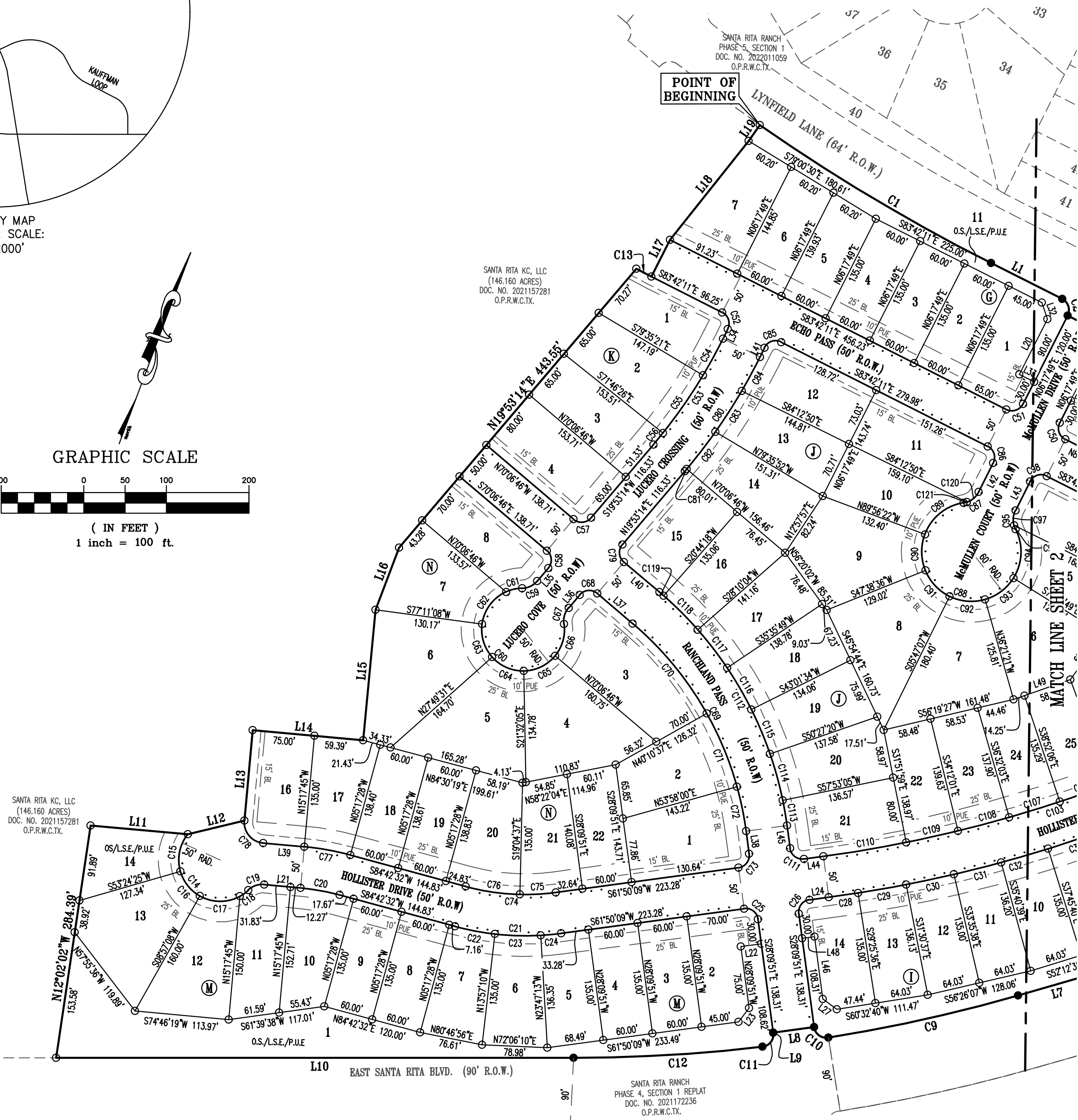
TOTAL ACREAGE: 26.534 ACRES
SURVEY: GREENLEAF FISK SURVEY,
ABSTRACT NO. 5

F.E.M.A. MAP NO. 48491C0275E
WILLIAMSON COUNTY, TEXAS AND
INCORPORATED AREAS.
DATED: SEPTEMBER 26, 2008

TOTAL OF LOTS	90
SINGLE FAMILY LOTS:	85
O.S., L.S.E. & P.U.E. LOTS:	5

ROAD TABLE

STREET NAMES	LINEAR FOOTAGE	R.O.W. WIDTH	PAVEMENT WIDTH	DESIGN SPEED	DESIGNATION	CLASSIFICATION
ECHO PASS	985'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
HOLLISTER DRIVE	1,579'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
LUCERO COVE	117'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
LUCERO CROSSING	369'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
McMULLEN COURT	148'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
McMULLEN DRIVE	160'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
RANCHLAND PASS	832'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
TOTAL	4,190'					



SHEET NO. 1 OF 4

Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

SANTA RITA RANCH PHASE 5, SECTION 3D
FINAL PLAT

LEGEND

- 1/2" IRON ROD FOUND WITH "CBD SETSTONE" CAP
- 1/2" CAPPED IRON ROD SET WITH "CBD SETSTONE" CAP
- B.L. BUILDING SETBACK LINE
- L.S.E. LANDSCAPE EASEMENT
- O.S. OPEN SPACE
- P.U.E. PUBLIC UTILITY EASEMENT
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
- 1 LOT NUMBER
- Ⓐ BLOCK DESIGNATION

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	326.30	2300.00	S79°38'20"E	326.03	163.42	8°07'43"
C2	23.56	15.00	S38°42'11"E	21.21	15.00	90°00'00"
C3	23.56	15.00	N51°17'49"E	21.21	15.00	90°00'00"
C4	241.23	475.00	S69°09'16"E	238.64	123.27	29°05'51"
C5	23.56	15.00	S09°36'21"E	21.21	15.00	90°00'00"
C6	23.56	15.00	N80°23'39"E	21.21	15.00	90°00'00"
C7	23.88	15.00	S08°59'22"E	21.44	15.33	91°13'57"
C8	560.68	1900.00	S45°04'50"W	558.65	282.39	16°54'28"
C9	235.38	1955.00	S56°59'02"W	235.24	117.83	6°53'54"
C10	23.93	15.00	N73°51'56"W	21.47	15.37	91°24'11"
C11	23.81	15.00	S17°18'57"W	21.39	15.25	90°57'36"
C12	229.12	1955.00	S66°09'12"W	228.99	114.69	6°42'53"
C13	20.53	525.00	S82°34'59"E	20.52	10.26	2°14'24"
C14	149.51	50.00	S67°49'12"E	99.71	659.67	171°19'52"
C15	47.51	50.00	S09°22'25"E	45.74	25.72	54°26'19"
C16	38.79	50.00	S58°49'14"E	37.83	20.43	44°27'17"
C17	50.55	50.00	N69°59'19"E	48.43	27.67	57°55'37"
C18	12.66	50.00	N33°46'11"E	12.63	6.37	14°30'38"
C19	21.03	25.00	S50°36'33"W	20.41	11.18	48°11'23"
C20	48.02	275.00	S79°42'23"W	47.96	24.07	10°00'17"
C21	129.74	325.00	N73°16'21"E	128.88	65.75	22°52'23"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C22	49.13	325.00	N80°22'41"E	49.09	24.61	8°39'42"
C23	55.78	325.00	N71°07'48"E	55.71	27.96	9°50'03"
C24	24.83	325.00	N64°01'28"E	24.82	12.42	4°22'37"
C25	23.56	15.00	N73°09'51"W	21.21	15.00	90°00'00"
C26	23.56	15.00	S16°50'09"W	21.21	15.00	90°00'00"
C27	749.93	1625.00	N48°36'54"E	743.29	381.76	26°26'30"
C28	35.81	1625.00	N61°12'17"E	35.81	17.91	1°15'45"
C29	59.09	1625.00	N59°31'54"E	59.09	29.55	2°05'01"
C30	59.09	1625.00	N57°26'53"E	59.09	29.55	2°05'01"
C31	59.09	1625.00	N55°21'52"E	59.09	29.55	2°05'01"
C32	59.09	1625.00	N53°16'51"E	59.09	29.55	2°05'01"
C33	59.09	1625.00	N51°11'50"E	59.09	29.55	2°05'01"
C34	59.09	1625.00	N49°06'49"E	59.09	29.55	2°05'01"
C35	59.09	1625.00	N47°01'48"E	59.09	29.55	2°05'01"
C36	59.09	1625.00	N44°56'47"E	59.09	29.55	2°05'01"
C37	59.09	1625.00	N42°51'46"E	59.09	29.55	2°05'01"
C38	59.09	1625.00	N40°46'45"E	59.09	29.55	2°05'01"
C39	59.09	1625.00	N38°41'44"E	59.09	29.55	2°05'01"
C40	59.09	1625.00	N36°36'43"E	59.09	29.55	2°05'01"
C41	4.99	1625.00	N35°28'56"E	4.99	2.49	0°10'33"
C42	35.07	1575.00	N36°01'56"E	35.07	17.53	1°16'33"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C43	30.64	1575.00	N37°13'38"E	30.64	15.32	1°06'53"
C44	22.94	15.00	N81°35'22"E	20.77	14.39	87°36'34"
C45	165.05	325.00	N69°09'16"W	163.28	84.35	29°05'51"
C46	36.81	325.00	N57°51'01"W	36.79	18.42	6°29'21"
C47	57.18	325.00	N66°08'07"W	57.11	28.66	10°04'50"
C48	57.18	325.00	N76°12'57"W	57.11	28.66	10°04'50"
C49	13.88	325.00	N82°28'47"W	13.88	6.94	2°26'48"
C50	23.56	15.00	S38°42'11"E	21.21	15.00	90°00'00"
C51	23.56	15.00	N51°17'49"E	21.21	15.00	90°00'00"
C52	23.43	15.00	N38°57'31"W	21.12	14.87	89°29'21"
C53	153.82	625.00	N12°50'12"E	153.43	77.30	14°06'04"
C54	50.45	625.00	N08°05'54"E	50.43	25.24	4°37'29"
C55	85.25	625.00	N14°19'06"E	85.19	42.69	7°48'55"
C56	18.12	625.00	N19°03'24"E	18.12	9.06	1°39'40"
C57	23.56	15.00	N64°53'14"E	21.21	15.00	90°00'00"
C58	23.56	15.00	N25°06'46"W	21.21	15.00	90°00'00"
C59	21.03	25.00	N43°58'55"E	20.41	11.18	48°11'23"
C60	241.19	50.00	S70°06'46"E	66.67	44.72	276°22'46"
C61	19.83	50.00	S56°42'57"W	19.70	10.05	22°43'20"
C62	50.76	50.00	S16°16'12"W	48.61	27.81	58°10'09"
C63	43.07	50.00	S37°29'40"E	41.76	22.98	49°21'37"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C64	43.07	50.00	S86°51'17"E	41.76	22.98	49°21'37"
C65	43.42	50.00	N43°35'22"E	42.07	23.18	49°45'05"
C66	41.03	50.00	N04°47'40"W	39.89	21.75	47°00'59"
C67	21.03	25.00	S04°12'28"E	20.41	11.18	48°11'23"
C68	23.56	15.00	S64°53'14"W	21.21	15.00	90°00'00"
C69	292.86	400.00	N49°08'18"W	286.36	153.34	41°56'55"
C70	141.65	400.00	N59°58'05"W	140.91	71.57	20°17'23"
C71	96.27	400.00	N42°55'41"W	96.04	48.37	13°47'23"
C72	54.94	400.00	N32°05'55"W	54.89	27.51	7°52'09"
C73	23.56	15.00	N16°50'09"E	21.21	15.00	90°00'00"
C74	109.78	275.00	N73°16'21"E	109.05	55.63	22°52'23"
C75	43.62	275.00	N66°22'46"E	43.57	21.85	9°05'14"
C76	66.17	275.00	N77°48'58"E	66.01	33.24	13°47'09"
C77	56.75	325.00	S79°42'23"W	56.68	28.45	10°00'17"
C78	39.27	25.00	S60°17'45"E	35.36	25.00	90°00'00"
C79	23.56	15.00	S25°06'46"E	21.21	15.00	90°00'00"
C80	166.12	675.00	N12°50'12"E	165.71	83.48	14°06'04"
C81	3.67	675.00	N19°43'54"E	3.67	1.83	0°18'41"
C82	56.79	675.00	N17°09'56"E	56.77	28.41	4°49'14"
C83	58.92	675.00	N12°15'16"E	58.90	29.48	5°00'05"
C84	46.74	675.00	N07°46'12"E	46.74	23.38	3°58'04"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C85	23.70	15.00	S51°02'29"W	21.31	15.13	90°30'39"
C86	23.56	15.00	N38°42'11"W	21.21	15.00	90°00'00"
C87	23.55	25.00	N33°16'51"E	22.69	12.73	53°58'05"
C88	301.53	60.00	S83°42'11"E	70.59	43.64	287°56'10"
C89	63.05	60.00	S30°09'46"W	60.19	34.78	60°12'16"
C90	44.42	60.00	S21°08'53"E	43.41	23.28	42°25'02"
C91	43.83	60.00	S63°17'09"E	42.87	22.95	41°51'29"
C92	44.13	60.00	N7°42'53"E	43.14	23.12	42°08'28"
C93	44.13	60.00	N32°34'25"E	43.14	23.12	42°08'28"
C94	61.97	60.00	N18°05'03"W	59.25	34.07	59°10'28"
C95	23.55	25.00	S20°41'14"E	22.69	12.73	53°58'05"
C96	4.93	25.00	S42°01'23"E	4.92	2.47	11°17'47"
C97	18.62	25.00	S15°02'20"E	18.19	9.77	42°40'18"
C98	23.56	15.00	N51°17'49"E	21.21	15.00	90°00'00"
C99	139.66	275.00	N69°09'16"W	138.16	71.37	29°05'51"
C100	59.22	275.00	N77°32'04"W	59.10	29.72	12°20'15"
C101	80.44	275.00	N62°59'09"W	80.16	40.51	16°45'36"
C102	24.96	15.00	N06°56'16"W	22.18	16.47	95°20'08"
C103	580.18	1575.00	N51°16'59"E	576.91	293.42	21°06'22"
C104	157.62	1575.00	N43°35'49"E	157.55	78.87	5°44'02"
C105	64.16	1575.00	N47°37'51"E	64.15	32.08	2°20'02"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C106	64.16	1575.00	N49°57'53"E	64.15	32.08	2°20'02"
C107	64.16	1575.00	N52°17'55"E	64.15	32.08	2°20'02"
C108	64.16	1575.00	N54°37'58"E	64.15	32.08	2°20'02"
C109	64.16	1575.00	N56°58'00"E	64.15	32.08	2°20'02"
C110	101.77	1575.00	N59°59'05"E	101.75	50.90	3°42'08"
C111	23.56	15.00	S73°09'51"E	21.21	15.00	90°00'00"
C112	329.46	450.00	N49°08'18"W	322.16	172.51	41°56'55"
C113	31.03	450.00	N30°08'23"W	31.03	15.52	3°57'04"
C114	58.35	450.00	N35°49'48"W	58.31	29.22	7°25'45"
C115	58.35	450.00	N43°15'33"W	58.31	29.22	7°25'45"
C116	58.35	450.00	N50°41'18"W	58.31	29.22	7°25'45"
C117	58.35	450.00	N58°07'04"W	58.31	29.22	7°25'45"
C118	58.35	450.00	N65°32'49"W	58.31	29.22	7°25'45"
C119	6.69	450.00	N69°41'14"W	6.69	3.34	0°51'04"
C120	19.40	25.00	N28°31'56"E	18.92	10.22	44°28'13"
C121	4.14	25.00	N55°30'58"E	4.14	2.08	9°29'52"
C122	65.71	1575.00	N36°35'22"E	65.71	32.86	2°23'26"

Line Table		
Line #	Length	Direction
L1	96.46	S83°42'11"E
L2	50.00	S83°42'11"E
L3	112.10	S83°42'11"E
L4	147.47	S54°36'21"E
L5	50.00	S54°36'21"E
L6	155.15	S54°36'21"E
L7	110.03	S53°32'04"W
L8	50.00	S61°50'09"W
L9	0.31	S28°09'51"E
L10	628.53	S69°30'38"W
L11	118.13	N74°42'15"E
L12	70.60	N55°58'47"E
L13	110.00	N15°17'45"W
L14	134.39	N74°42'15"E
L15	158.67	N15°05'04"W
L16	80.27	N00°09'30"E
L17	50.00	N06°17'49"E
L18	153.00	N18°04'22"E

Line Table		
Line #	Length	Direction
L19	23.56	N14°25'32"E
L20	75.00	S06°17'49"W
L21	44.10	S74°42'15"W
L22	25.00	S61°50'09"W
L23	21.21	S16°50'09"W
L24	23.64	S61°50'09"W
L25	54.93	N35°23'39"E
L26	21.19	S09°31'57"E
L27	20.97	S73°48'36"E
L28	54.93	S35°23'39"W
L29	21.21	S09°36'21"E
L30	20.00	S83°42'11"E
L31	21.21	N51°17'49"E
L32	21.21	N38°42'11"W
L33	20.00	S83°42'11"E
L34	13.18	S05°47'10"W
L35	20.60	S19°53'14"W
L36	20.60	N19°53'14"E

SANTA RITA RANCH PHASE 5, SECTION 3D
FINAL PLAT

GENERAL:

- 1. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83.
- 2. THIS SUBDIVISION LIES WITHIN THE CITY OF LIBERTY HILL EXTRA-TERRITORIAL JURISDICTION.
- 3. IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS, AND REGULATIONS RELATING TO PLATTING AND DEVELOPMENT OF THIS PROPERTY. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
- 4. ALL PROPOSED ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

DRAINAGE AND FLOODPLAIN:

- 1. EXCEPT IN CERTAIN ISOLATED AREAS REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS, THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.
- 2. A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.
- 3. THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
- 4. MAINTENANCE RESPONSIBILITY OF DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.

WATER AND WASTEWATER:

- 1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO AN APPROVED PUBLIC SEWER SYSTEM.
- 2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY.
- 3. WATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19F/ GEORGETOWN UTILITY SYSTEMS
- 4. WASTEWATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19F/CITY OF LIBERTY HILL
- 5. ELECTRIC SERVICE IS PROVIDED BY: PEC

ROADWAY AND RIGHT-OF-WAY:

- 1. IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, OR PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.
- 2. SIDEWALKS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
- 3. DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
- 4. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO LANDSCAPING, IRRIGATION, LIGHTING, CUSTOM SIGNS, ARE PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
- 5. NO CONSTRUCTION, PLANTING OR GRADING SHALL BE PERMITTED TO INTERFERE WITH SIGHT EASEMENTS BETWEEN THE HEIGHTS OF THREE AND EIGHT FEET AS MEASURED FROM THE CROWNS OF THE ADJACENT STREETS.
- 6. THE OWNER SHALL CREATE A MANDATORY HOMEOWNERS' ASSOCIATION THAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND LIABILITY OF ANY LANDSCAPING, IRRIGATION, SIDEWALKS, ILLUMINATION, SUBDIVISION IDENTIFICATION SIGNS, WATER QUALITY FEATURES, ETC. PLACED WITHIN THE WILLIAMSON COUNTY RIGHT-OF-WAY. THIS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO ENSURE THE PROPER FUNDING FOR MAINTENANCE.
- 7. A PUBLIC UTILITY EASEMENT 10 FEET WIDE IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAY.

METES AND BOUNDS

BEING A 26.534 ACRE TRACT OF LAND SITUATED IN THE GREENLEAF FISK SURVEY, ABSTRACT NUMBER 5, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 146.160 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC, BY DEED RECORDED IN DOCUMENT NUMBER 2021157281, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 26.534 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" ON THE SOUTH LINE OF SANTA RITA RANCH PHASE 5, SECTION 1, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2022011059, O.P.R.W.C.TX., BEING THE SOUTH LINE OF LYNFIELD LANE (64' R.O.W.), SAME BEING AT THE BEGINNING OF A CURVE TO THE LEFT, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 146.160 ACRE TRACT OF LAND, WITH THE SOUTH LINE OF SAID SANTA RITA RANCH PHASE 5, SECTION 1, BEING THE SOUTH LINE OF SAID LYNFIELD LANE, THE FOLLOWING TWELVE (12) COURSES AND DISTANCES, NUMBERED 1 THROUGH 12,

- 1) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2300.00 FEET, AN ARC LENGTH OF 326.30 FEET, AND A CHORD THAT BEARS S79°38'20"E, A DISTANCE OF 326.03 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", FOR CORNER,
- 2) S83°42'11"E, A DISTANCE OF 96.46 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT,
- 3) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS S38°42'11"E, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", FOR CORNER,
- 4) S83°42'11"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT,
- 5) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS N51°17'49"E, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", FOR CORNER,
- 6) S83°42'11"E, A DISTANCE OF 112.10 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT,
- 7) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 475.00 FEET, AN ARC LENGTH OF 241.23 FEET, AND A CHORD THAT BEARS S69°09'16"E, A DISTANCE OF 238.64 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", FOR CORNER,
- 8) S54°36'21"E, A DISTANCE OF 147.47 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT,
- 9) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS S09°36'21"E, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", FOR CORNER,
- 10) S54°36'21"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT,
- 11) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS N80°23'39"E, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", FOR CORNER,
- 12) S54°36'21"E, A DISTANCE OF 155.15 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", ON THE WEST LINE OF EAST SANTA RITA BOULEVARD (90' R.O.W.), BEING THE WEST LINE OF SANTA RITA RANCH PHASE 4, SECTION 2, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2021175313, O.P.R.W.C.TX., BEING THE EAST LINE OF SAID 146.160 ACRE TRACT OF LAND, BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT, AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, THENCE, WITH THE EAST AND SOUTH LINES OF SAID 146.160 ACRE TRACT OF LAND, WITH THE WEST AND NORTH LINES OF SAID EAST SANTA RITA BOULEVARD, WITH THE WEST LINE OF SAID SANTA RITA RANCH PHASE 4, SECTION 2, WITH THE NORTH LINE OF SANTA RITA RANCH PHASE 4, SECTION 1 REPLAT, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2021172236, O.P.R.W.C.TX., THE FOLLOWING TEN (10) COURSES AND DISTANCES, NUMBERED 1 THROUGH 10,

- 1) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.88 FEET, AND A CHORD THAT BEARS S08°59'22"E, A DISTANCE OF 21.44 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT,
 - 2) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1900.00 FEET, AN ARC LENGTH OF 560.68 FEET, AND A CHORD THAT BEARS S45°04'50"W, A DISTANCE OF 558.65 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
 - 3) S53°32'04"W, A DISTANCE OF 110.03 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT,
 - 4) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1955.00 FEET, AN ARC LENGTH OF 235.38 FEET, AND A CHORD THAT BEARS S56°59'02"W, A DISTANCE OF 235.24 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT,
 - 5) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.93 FEET, AND A CHORD THAT BEARS N73°51'56"W, A DISTANCE OF 21.47 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", FOR CORNER,
 - 6) S61°50'09"W, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
 - 7) S28°09'51"E, A DISTANCE OF 0.31 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT,
 - 8) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.81 FEET, AND A CHORD THAT BEARS S17°18'57"W, A DISTANCE OF 21.39 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT,
 - 9) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1955.00 FEET, AN ARC LENGTH OF 229.12 FEET, AND A CHORD THAT BEARS S66°09'12"W, A DISTANCE OF 228.99 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", FOR CORNER,
 - 10) S69°30'38"W, A DISTANCE OF 626.53 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- THENCE, OVER AND ACROSS SAID 146.160 ACRE TRACT OF LAND, THE FOLLOWING TWELVE (12) COURSES AND DISTANCES, NUMBERED 1 THROUGH 12,

- 1) N12°02'02"W, A DISTANCE OF 284.39 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 2) N74°42'15"E, A DISTANCE OF 118.13 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 3) N55°58'47"E, A DISTANCE OF 70.60 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 4) N15°17'45"W, A DISTANCE OF 110.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 5) N74°42'15"E, A DISTANCE OF 134.39 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 6) N15°05'04"W, A DISTANCE OF 158.67 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 7) N00°09'30"E, A DISTANCE OF 80.27 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 8) N19°53'14"E, A DISTANCE OF 443.55 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER, BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
- 9) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 525.00 FEET, AN ARC LENGTH OF 20.53 FEET, AND A CHORD THAT BEARS S82°34'59"E, A DISTANCE OF 20.52 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", FOR CORNER,
- 10) N06°17'49"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 11) N18°04'22"E, A DISTANCE OF 153.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 12) N14°25'32"E, A DISTANCE OF 23.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 26.534 ACRES OF LAND.

SHEET NO. 3 OF 4

Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791

Civil Engineering

5501 West William Cannon

Phone No. (512) 280-5160

REG. # 10024900

Surveying

Austin, Texas 78749

Fax No. (512) 280-5165

SANTA RITA RANCH PHASE 5, SECTION 3D FINAL PLAT

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

I, JAMES EDWARD HORNE, VICE PRESIDENT, SANTA RITA KC, LLC. OWNER OF THAT CERTAIN CALLED 146.160 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2021157281, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SITUATED IN THE GREENLEAF FISK SURVEY, ABSTRACT NUMBER 5, WILLIAMSON COUNTY, TEXAS, AS SHOWN HEREON, AND DO HEREBY SUBDIVIDE SAID 26.534 ACRE TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS,

"SANTA RITA RANCH PHASE 5, SECTION 3D FINAL PLAT"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 31 DAY OF May, 20 23.

SANTA RITA KC, LLC.
A TEXAS LIMITED PARTNERSHIP

BY: MREM TEXAS MANAGER, LLC,
A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER

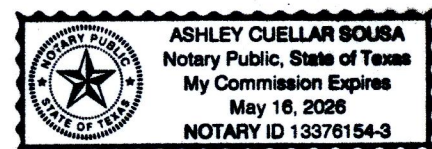
BY: JAMES EDWARD HORNE, VICE PRESIDENT
1700 CROSS CREEK LANE, STE. 100
LIBERTY HILL, TX 78642

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES EDWARD HORNE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 31 DAY OF May, 20 23 A.D.

Ashley Cuellar Sousa
NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY, TEXAS



CONSENT OF MORTGAGEE

THE UNDERSIGNED, BEING THE SOLE OWNER AND HOLDER OF TWO DEED OF TRUST LIENS SECURED BY THE PROPERTY, THE FIRST DATED OCTOBER 31, 2013 RECORDED AS DOCUMENT NO. 2013103003 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SECURING A NOTE OF EVEN DATE THEREWITH, AND THE SECOND DATED JANUARY 31, 2018 RECORDED AS DOCUMENT NO. 2018009177, SECURING A NOTE OF EVEN DATE THEREWITH, EXECUTES THIS DECLARATION SOLELY FOR THE PURPOSES OF EVIDENCING ITS CONSENT TO THE TERMS AND PROVISIONS HEREOF.

INTERNATIONAL BANK OF COMMERCE,
A TEXAS BANKING ASSOCIATION

BY: Jason Rangel
PRINTED NAME: Jason Rangel
TITLE: Senior Vice President

STATE OF TEXAS
COUNTY OF Travis

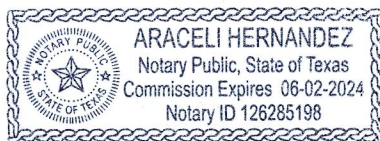
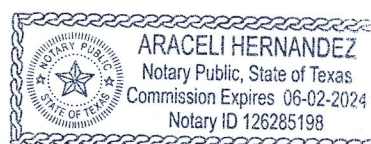
BEFORE ME ON THIS DAY PERSONALLY APPEARED Jason Rangel, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 31 DAY OF May, A.D., 20 23.

BY: Araceli Hernandez
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Araceli Hernandez

MY COMMISSION EXPIRES 6-2-2024



THE CITY OF LIBERTY HILL, TEXAS ACKNOWLEDGES RECEIPT OF THIS PLAT FOR REVIEW AND/OR APPROVAL IN CONJUNCTION WITH PLANNING PURPOSES AND PAYMENT OF APPLICABLE FEES FOR THE PROVISION OF WATER AND/OR WASTEWATER SERVICES.

Jerry L. Millard, Jr.
JERRY L. MILLARD, JR. DIRECTOR OF PLANNING
CITY OF LIBERTY HILL, TEXAS

DATE

5-31-23

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 31st DAY OF May, 20 23 A.D.

Teresa Baker
WILLIAMSON COUNTY ADDRESSING COORDINATOR
WILLIAMSON COUNTY, TEXAS

Teresa Baker
PRINTED NAME

STATE OF TEXAS:
COUNTY OF TRAVIS:

NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY PANEL #48491C0275E, EFFECTIVE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.

I, STEVEN P. CATES, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMPLIES WITH THE REQUIREMENTS OF WILLIAMSON COUNTY.

ENGINEERING BY: Steven P. Cates 5-31-2023
STEVEN P. CATES, P.E. NO. 93648 DATE
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749



CARLSON, BRIGANCE, & DOERING, INC.
ID # F3791

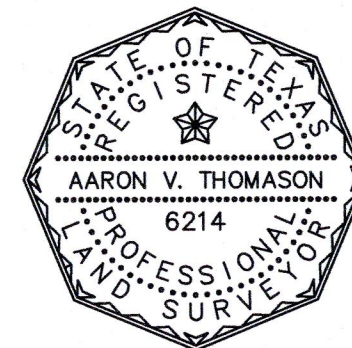
THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, AARON V. THOMASON, R.P.L.S., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMPLIES WITH THE WILLIAMSON COUNTY SUBDIVISION ORDINANCE. ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE PLAT.

SURVEYED BY: Aaron V. Thomason 31 May 2023
AARON V. THOMASON, R.P.L.S. NO. 6214 DATE
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749
aaron@cbdeng.com



STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS;

I, BILL GRAVELL JR., COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND THAT THIS PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

BILL GRAVELL JR., COUNTY JUDGE DATE
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20 ____ A.D., AT ____ O'CLOCK, ____ M., AND DULY RECORDED THIS THE ____ DAY OF _____, 20 ____ A.D., AT ____ O'CLOCK, ____ M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

SHEET NO. 4 OF 4



J:\AC3D\5380\Survey\PLAT - SANTA RITA RANCH 5-3D